

**UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF MARYLAND
(Greenbelt Division)**

In re:

CHARLES MARTIN

Debtor

Case 20-18680-MCR
Chapter 7

* * * * *

NOTICE OF INTENTION TO ABANDON PROPERTY

To: The United States Trustees, Debtor(s) and Parties in Interest:

Notice pursuant to Rule 6007, any creditors or other parties in interest having objections may file the same with this court, and serve a copy on the undersigned within fourteen (14) days of the mailing of this notice. In the event that an objection is filed, the Clerk of the Court may schedule a hearing on the objections. If no objections are filed, the property will be deemed abandoned without further notice or court order. The chapter 7 Trustee, pursuant to 11 U.S.C. §554, intends to abandon the following property:

DESCRIPTION OF PROPERTY	LIEN HOLDER	REASON FOR ABANDONMENT
1. 5803 Lowery Lane, Upper Marlboro, MD	Unknown	No value or benefit to the Estate.
2. 912 N Port Street, Baltimore, MD / Brooks Martin Investments LLC	Unknown	No value or benefit to the Estate.
3. 4601 Reisterstown Road, Baltimore, MD / My1sthouse.com, LLC	Unknown	No value or benefit to the Estate.
4. 2817 Santa Fe Avenue, Baltimore, MD / My1sthouse.com, LLC	Unknown	No value or benefit to the Estate.
5. 3910 Hayward Avenue, Baltimore, MD / My1sthouse.com	Unknown	No value or benefit to the Estate.

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|---|---------|-----------------------------------|
| 6. 2802 Springhill Avenue, Baltimore, MD / Liberty Row LLC | Unknown | No value or benefit to the Estate |
| 7. 4015 Rogers Avenue, Baltimore, MD / ME-4015 Rogers Ave, LLC | Unknown | No value or benefit to the Estate |
| 8. 4110 Ridgewood Avenue, Baltimore, MD / Ridgewood Capital, LLC | Unknown | No value or benefit to the Estate |
| 9. All remaining businesses owned by the Debtor and listed in the schedules | Unknown | No value or benefit to the Estate |

Respectfully submitted,

ROSE AND ASSOCIATES, LLC

Dated: October 14, 2025

/s/ Cheryl E. Rose

Cheryl E. Rose, #05934, Ch. 7 Trustee
9812 Falls Road #114-334
Potomac, MD 20854-3963
(301) 527-7789
trusteerose@aol.com

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of October, 2025 an electronic copy of the foregoing **Notice of Intention to Abandon Property** will be served electronically by the Court's CM/ECF system on the following:

- **Glenna Elizabeth Barner** Glenna.Barner@maryland.gov
- **Marie Louise Hagen** mlh@mlhagenlaw.com
- **Keith R. Havens** Keith.R.Havens@HavensLawFirm.com, Madeline.Reed@HavensLawFirm.com
- **James M. Hoffman** jhoffman@offitkurman.com, mmargulies@offitkurman.com
- **Nikita Rajendra Joshi** Nikita.Joshi@bww-law.com, bankruptcy@bww-law.com
- **Nicole C. Kenworthy** bdept@mrrlaw.net
- **Darren Michael Margolis** dmargolis@lawdmpa.com
- **Shannon Jacob Posner** sjposner@posner-law.com
- **L. Jeanette Rice** Jeanette.Rice@usdoj.gov, USTPRegion04.GB.ECF@USDOJ.GOV

- **Cheryl E. Rose** trustee@rose@aol.com, crose@ecf.axiosfs.com
- **Roger Charles Simmons** rsimmons@gordonsimmons.com, dwise@gordonsimmons.com; jdziubla@gordonsimmons.com
- **Lisa Yonka Stevens** lstevens@milesstockbridge.com
- **William Scott Tinney** scott@cohenandformanlaw.com
- **US Trustee - Greenbelt** USTPRegion04.GB.ECF@USDOJ.GOV
- **Maurice Belmont VerStandig** mac@mbvesq.com, lisa@mbvesq.com; mahlon@dcbankruptcy.com; mac@dcbankruptcy.com; verstandig.mauricer104982@notify.bestcase.com; verstandiglaw@recap.email
- **Brett Weiss** brett@bankruptcylawmaryland.com, brettecf@gmail.com; TheWeissLawGroup@jubilee bk.net; deb@BankruptcyLawMaryland.com

I HEREBY FURTHER CERTIFY that on this 14th day of October, 2025 a copy of the foregoing **Notice of Intention to Abandon Property** was also mailed first class mail, postage prepaid to the court's mailing matrix.

/s/ Cheryl E. Rose
Cheryl E. Rose, Chapter 7 Trustee